

QUIT CLAIM DEED

Redlands Water and Power Company, a Colorado Non-Profit Corporation, Grantor, whose address is 2216 South Broadway, Grand Junction, CO 81503, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, has sold and QUIT CLAIMED, and by these presents does hereby sell and QUIT CLAIM unto The City of Grand Junction, a Colorado home rule municipality, Grantee, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, all of the right, title and interest of Grantor in and to the following described parcel of land for Public Roadway and Utilities Right-of-Way purposes, to wit:

A parcel of land for Public Roadway & Utilities Right-of-Way purposes, being a portion of Redlands Water and Power canal right of way, located in the Southwest Quarter (SW 1/4) of Section 15, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, State of Colorado, being more particularly described as follows:

Beginning at the Southeast corner of right of way for Monument Road as described in Book 186, Page 236, and recorded in the office of the Mesa County Clerk and Recorder, and considering the East line of Franchini Subdivision as recorded in Plat Book 6 page 25 in said office to bear N33°11'42"W with all bearings herein being relative thereto; thence N31°27'42"W, along the East line of said Monument Road right of way, a distance of 39.03 feet; thence N59°18'38"E a distance of 90.50 feet; thence S21°21'42"E a distance of 57.25 feet; thence S59°01'59"W a distance of 104.42 feet to the said East line of Franchini Subdivision; thence N33°11'42"W, along the said East line of Franchini Subdivision, a distance of 17.66 feet to a point on the South line of said Monument Road right of way; thence N58°32'18"E, along said South line, a distance of 24.50 feet, more or less, to the point of beginning.

Grantor reserves an easement over aforesaid lands for construction, reconstruction, operation, repair and maintenance of Grantor's Power Canal No. 1.

Containing 5,274.66 square feet, more or less, as described herein all of which is located within the open, used and historical Right-of-Way for 26 Road and depicted on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said premises, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of Grantee its successors and assigns forever.

Executed and delivered this 17th ^{July} day of 2008, 2008.

Redlands Water and Power Company
a Colorado Non-Profit Corporation
By: Charles Mitisek
Charles Mitisek, President

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 17th day of July, 2008 by Charles Mitisek, President for Redlands Water and Power Company, a Colorado Non-Profit Corporation.

My commission expires 11/10/09.

Witness my hand and official seal.



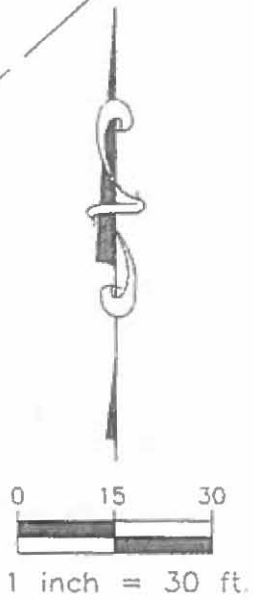
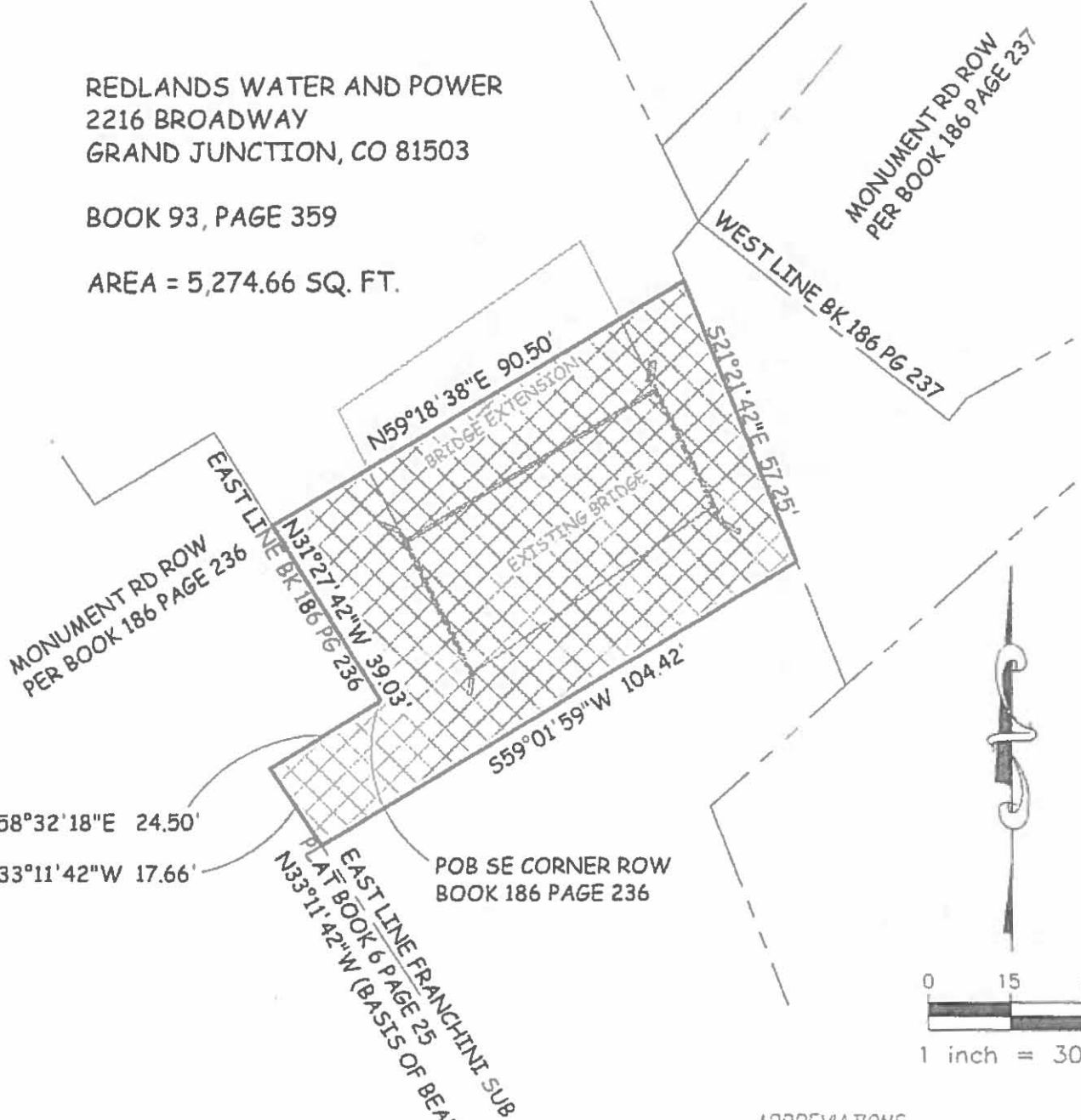
Deborah S. Campbell
Notary Public

EXHIBIT "A"

REDLANDS WATER AND POWER
2216 BROADWAY
GRAND JUNCTION, CO 81503

BOOK 93, PAGE 359

AREA = 5,274.66 SQ. FT.



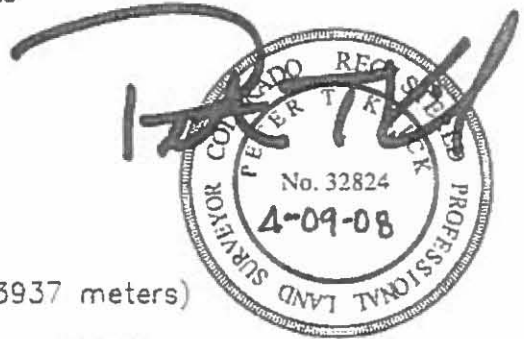
ABBREVIATIONS

| | |
|--------|-----------------------|
| P.O.C. | POINT OF COMMENCEMENT |
| P.O.B. | POINT OF BEGINNING |
| R.O.W. | RIGHT OF WAY |
| SEC. | SECTION |
| TWP. | TOWNSHIP |
| RGE. | RANGE |
| U.M. | UTE MERIDIAN |

Notice:

This drawing has been determined to be of sufficient clarity and legibility for recording purposes. It may bear the stamp "POOR QUALITY ORIGINAL DOCUMENT PROVIDED FOR REPRODUCTION" from the Mesa County Clerk and Recorder's Office. This stamp, if it appears hereon, is an indication of the inability of the Mesa County Clerk and Recorder's Office to create a scanned image that is of comparable quality to the original document.

The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines. The U.S. Survey foot (1220/3937 meters) is the linear unit depicted hereon.



H:\Land Projects 2006 \Rosevale Liftsta Elim\dwg\rosevale base map.dwg, REDLANDS POWER USE, 1/7/2008 8:24:07 AM

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| DRAWN BY: <u>MG</u> DATE: <u>10-09-2007</u> SCALE: <u>1" = 30'</u> APPR. BY: <u>PTK</u> | MONUMENT ROAD BRIDGE RIGHT OF USE <hr/> REDLANDS WATER AND POWER | |
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